



Life science and healthcare company, Opentrons Labworks Inc., sign 46,179 s/f lease

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New York, NY According to King Street Properties, one of the largest owners of advanced research and manufacturing facilities in the U.S, and development partner GFP Real Estate, Opentrons Labworks Inc., a disruptive life science and healthcare company, has signed a long-term 46,179 s/f expansion at Innolabs located at 45-18 Court Sq.

Innolabs is a 267,000 sf Class A property offering lab and office space. The building, completed in 2021, involved restoration of an existing building as well as six-story additions to create larger floorplates. Innolabs boasts ample amenities such as event space, onsite café, bike storage, and locker rooms equipped with showers.

The Opentrons Labworks expansion will encompass the entire third floor of the building in addition to its existing 47,791 s/f space on the second floor, a lease signed in 2021. Through their business unit, Opentrons Robotics, thousands of institutions are automating R&D operations with flexible, easy-to-use lab robots. Health systems across the US rely on the Pandemic Response Lab (PRL) to deliver high-throughput and affordable molecular diagnostic testing. And through recent acquisitions Neochromosome and Zenith AI, biopharma can benefit from world-class genome-scale cell engineering solutions. As the city's LifeSciNYC initiative plans to create 3 million s/f of life science space over the next few years.

“Long Island City is the nexus of New York’s burgeoning life sciences community,” said Ed Jaram, King Street Properties. “Innolabs is well suited to serve a growing life science community and provides the environment for Opentrons to thrive, and the flexibility to accommodate the expansion for its NY headquarters.”

Newmark’s Bill Harvey, Jared Horowitz, Jordan Gosin and Emma Kistler represented the ownership group, King Street Properties and GFP Real Estate. Cushman & Wakefield’s Michael Baraldi represented the Tenant.

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